

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, January 3, 2011
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante,
B. Pociask, B. Ryan
Members absent: M. Beal
Alternates present: F. Loxsom, K. Rawn, V. Stearns-Ward
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 p.m. Alternate Loxsom was appointed to act in Beal's absence.

Minutes:

12-06-10 – Hall MOVED, Ryan seconded, to approve the 12-6-10 minutes as written. MOTION PASSED UNANIMOUSLY. Loxsom noted that he listened to the recording.

12-14-10 Field Trip- Holt MOVED, Ryan seconded, to approve the 12-14-10 field trip minutes as written. MOTION PASSED with Favretti, Rawn, Holt and Ryan in favor and all others disqualified.

Communications:

The 12-29-10 Wetlands Agent's Monthly Business report and the 12-15-10 Conservation Commission Draft minutes were noted.

Old Business:

W1465 - Carlson - Single Family House - Dunham Pond Road

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under the Wetlands and Watercourses Regulations of the Town of Mansfield to Neal Carlson (file no. W1465), for the construction of a single family residence, on property owned by the Eric W. Carlson Revocable Trust, located on Dunham Pond Road, as shown on a map dated 9/17/10, revised through 1/3/11 and as described in other applications submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. There shall be no construction activity until provisions are made for containing run-off from the driveway. These provisions shall be approved by Wetlands Agent Meitzler and added to the plans before any work begins.

This approval is valid for a period of five years (until January 3, 2016), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1466 - Peter Rich - Fern Rd

Holt MOVED, Plante seconded, to grant an Inland Wetlands License under the Wetlands and Watercourses Regulations of the Town of Mansfield to Peter Rich (file no. W1466), for the construction of a garage and a lean-to, on property owned by the applicant, located at 42 Fern Road, as shown on a map dated 12/1/10, revised through 12/21/10 and as described in other applications submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. There shall be no construction activity on the garage addition until all the stone protection measures are in place, as outlined in Wetlands Agent Meitzler's memo and map of 12/21/10. No work shall begin until the Wetlands Agent inspects and approves these stone protection measures.
3. However, construction can begin on the lean-to at any time, as there are no wetland issues with its construction.
4. There shall be no further additions to the garage.

This approval is valid for a period of five years (until January 3, 2016), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

New Business:

W1468 - Storrs Center Alliance LLC - Modification Request-Phase 1A & 1B

Attorney Tom Cody, Robinson & Cole; Andy Graves, BL Companies; Geoff Fitzgerald, BL Companies; Macon Toledano, Storrs Center Alliance; and Howard Kaufman, Leyland Alliance, were present representing the applicant. Attorney Cody discussed the proposed modification for storm water drainage and management. The team then presented the site plan changes in Phase 1A and 1B and the effect they will have on the stormwater and wetlands.

By consensus the Agency agreed to refer the modification application to staff for review and comment and to add this item to the Field Trip Agenda on 1/12/11 and to schedule a Special Meeting on 1/18/11.

W1467 - Listro - Candide Lane - Re-Subdivision

Goodwin MOVED, Holt seconded, to receive the application submitted by John Listro (IWA File #W1467) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a resubdivision of 2 existing lots to create a third lot, located at 12 Candide Lane and 260 Stearns Road, on property owned by Suzanne and John Listro, as show on a map dated 11/4/10, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1469 - Town of Mansfield - Statutory regulation revisions from 2010

Holt MOVED, Pociask seconded, to authorize staff to format the statutory revisions into the IWA Regulations and present them at the next meeting for review and scheduling of a public hearing. MOTION PASSED UNANIMOUSLY.

Favretti noted a Field Trip was set for 1/12/11 at 3:15 p.m.

Other Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Katherine Holt, Secretary